

LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA WHICH IS DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF MAIN STREET WITH THE CENTERLINE OF RUSS AVENUE; THENCE N. 89°14'12" E. ALONG THE CENTERLINE OF SAID RUSS AVENUE A DISTANCE OF 153.21 FEET; THENCE S. 00°14'00" E. A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF SAID RUSS AVENUE; THENCE S. 89°14'12" W. ALONG SAID SOUTH LINE A DISTANCE OF 93.29 FEET TO THE EAST LINE OF SAID MAIN STREET; THENCE ALONG SAID EAST LINE FOR THE NEXT THREE (3) COURSES, S. 48°49'47" W. A DISTANCE OF 22.38 FEET AND S. 00°14'00" E. ALONG SAID EAST LINE A DISTANCE OF 208.21 FEET AND S. 42°21'56" E. A DISTANCE OF 9.75 FEET TO THE NORTH LINE OF LASALLE AVENUE; THENCE S. 00°14'00" E. A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE SOUTH LINE OF SAID LASALLE AVENUE WITH THE EAST LINE OF MAIN STREET; THENCE ALONG SAID EAST LINE FOR THE NEXT THREE (3) COURSES, S. 39°53'14" W. A DISTANCE OF 10.15 FEET AND S. 00°14'00" E. ALONG SAID EAST LINE A DISTANCE OF 212.28 FEET AND S. 50°39'20" E. A DISTANCE OF 15.57 FEET TO THE NORTH LINE OF COLFAX AVENUE; THENCE S. 00°14'12" E. A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE SOUTH LINE OF COLFAX AVENUE WITH THE EAST LINE OF MAIN STREET; THENCE ALONG SAID EAST LINE FOR THE NEXT THREE (3) COURSES, S. 44°30'06" W. A DISTANCE OF 14.21 FEET AND S. 00°14'00" E. ALONG SAID EAST LINE A DISTANCE OF 222.51 FEET AND S. 42°03'54" E. A DISTANCE OF 19.97 FEET TO THE NORTH LINE OF OMER AVENUE; THENCE N. 89°14'12" E. ALONG SAID NORTH LINE A DISTANCE OF 94.81 FEET; THENCE N. 00°14'00" W. ALONG THE WEST LINE OF A 14 FT. WIDE PUBLIC ALLEY AND ITS NORTHERLY EXTENSION A DISTANCE OF 765.01 FEET TO THE NORTHEAST CORNER OF LOT #83 IN THE PLAT OF "LOWELL HEIGHTS" AS RECORDED IN PLAT BOOK # 9 ON PAGE # 92 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE S. 89°14'12" W. ALONG SAID NORTH LINE A DISTANCE OF 105.72 FEET TO THE EAST RIGHT-OF-WAY LINE OF MAIN STREET LINE; THENCE ALONG SAID RIGHT-OF-WAY FOR THE NEXT THREE (3) COURSES, S. 03°03'17" W. A DISTANCE OF 29.76 FEET; THENCE S. 01°02'32" W. A DISTANCE OF 76.13 FEET; THENCE S. 42°15'41" E. A DISTANCE OF 22.92 FEET TO THE NORTH RIGHT-OF-WAY OF DONALDSON AVENUE, THENCE ALONG SAID RIGHT-OF-WAY N. 89°14'12" E. A DISTANCE OF 91.08 FEET; THENCE; S. 00°14'00" E. A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID DONALDSON AVENUE; THENCE N. 89°14'12" E. ALONG SAID SOUTH LINE A DISTANCE OF 94.00 FEET TO THE NORTHWEST CORNER OF LOT # 78 IN THE PLAT OF "LOWELL HEIGHTS" AS RECORDED IN PLAT BOOK # 9 ON PAGE # 92 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDER'S OFFICE; THENCE S. 00°14'00" E. ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION A DISTANCE OF 130.01 FEET TO A POINT ON THE SOUTH LINE OF A 14 FT. WIDE PUBLIC ALLEY; THENCE S. 89°14'12" W. ALONG SAID SOUTH LINE A DISTANCE OF 80.00 FEET TO THE NORTHWEST CORNER OF LOT # 47 IN SAID PLAT; THENCE S. 00°14'00" E. ALONG THE WEST LINE OF SAID LOT # 47 A DISTANCE OF 116.00 FEET TO THE NORTH LINE OF BORLEY AVENUE; THENCE N. 89°14'12" E. ALONG SAID NORTH LINE A DISTANCE OF 40.00 FEET; THENCE S. 00°14'00" E. A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT # 40 IN SAID PLAT AND THE SOUTH RIGHT-OF-WAY LINE OF BORLEY AVENUE; THENCE ALONG SOUTH LINE S. 89°14'12" W..., 40.00 FEET TO THE NORTHWEST CORNER OF SAID LOT #40; THENCE S. 00°14'00" E. ALONG THE WEST LINE OF SAID LOT # 40 AND LOT # 7 IN SAID PLAT AND ITS SOUTHERLY EXTENSION A DISTANCE OF 271.01 FEET TO THE CENTERLINE OF JEFFERSON BOULEVARD; THENCE S. 89°14'12" W. ALONG SAID CENTERLINE A DISTANCE OF 197.21 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF MAIN STREET EXTENDED SOUTH; THENCE ALONG THE WEST LINE OF MAIN STREET AND ITS SOUTHERLY EXTENSION FOR THE NEXT FOUR (4) COURSES, N. 00°14'00" W. A DISTANCE OF 1198.03 FEET AND N. 02°17'04" W. A DISTANCE OF 120.42 FEET AND N. 03°38'26" W. A DISTANCE OF 95.74 FEET AND N. 00°14'00" W. A DISTANCE OF 825.93 FEET TO THE NORTHEAST CORNER OF LOT # 75 IN THE PLAT OF "MARTIN'S FIRST ADDITION" AS RECORDED IN PLAT BOOK # 12 ON PAGE # 41 IN THE RECORDS OF SAID COUNTY; THENCE S. 89°35'25" W. ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 110.50 FEET TO THE NORTHWEST CORNER OF SAID LOT AND THE EAST LINE OF A 14 FT. WIDE PUBLIC ALLEY; THENCE N. 00°34'31" W. ALONG THE EAST LINE OF SAID ALLEY AND ITS NORTHERLY EXTENSION A DISTANCE OF 121.93 FEET TO THE CENTERLINE OF RUSS AVENUE; THENCE N. 89°14'12" E. ALONG SAID CENTERLINE A DISTANCE 151.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.61 ACRES MORE OR LESS COMPRISED OF EIGHT (8) LOTS.

SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

EASEMENT NOTE:

TO THE BEST OF OUR RESEARCH, AND FROM THE INFORMATION SUPPLIED TO US BY THE OWNER(S), ALL EASEMENTS OF RECORD ARE SHOWN ON THIS PLAT.

FLOOD PLAIN NOTE:

THIS PARCEL DOES NOT FALL WITHIN THE FLOOD HAZARD AREA AS DEFINED ON AND SCALED FROM THE COMMUNITY PANEL MAPS ESTABLISHED BY H.U.D. FOR FLOOD INSURANCE. PANEL NO. 18141C0216D , DATED JANUARY 6, 2011.

STREET CLASSIFICATION NOTE:

| NAME | CLASSIFICATION | WIDTH |
|----------------------|----------------|----------|
| 1. MAIN STREET | MINOR ARTERIAL | AS SHOWN |
| 2. RUSS STREET | MINOR | AS SHOWN |
| 3. OMER AVENUE | MINOR | AS SHOWN |
| 3. LOWELL AVENUE | MINOR | AS SHOWN |
| 4. EDGAR AVENUE. | MINOR | AS SHOWN |
| 5. DONALDSON AVENUE. | MINOR | AS SHOWN |
| 6. JEFFERSON BLVD. | MINOR ARTERIAL | AS SHOWN |

BUILDING ENCROACHMENT NOTE:

THERE ARE NO ENCROACHMENTS OF EXISTING STRUCTURES UPON THE BUILDING SETBACKS, LOT LINES OR EASEMENTS CREATED IN THE HEREIN SUBDIVISION.

WATER AND SEWER NOTE:

LOTS SHOWN ON THIS PLAT SHALL BE SERVICED BY MUNICIPAL WATER AND SANITARY SEWER FACILITIES LOCATED ADJACENT TO SITE.

GENERAL SURVEY DISCLAIMER NOTES:

THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATION OR SIZE OF EXISTING UTILITIES OR THE EXISTENCE OR NONEXISTENCE OF ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING, ZONING AND SUBDIVISION ORDINANCES.

UNLESS SPECIFICALLY SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO INDICATE THE PRESENCE OR ABSENCE OF WETLANDS AND HAZARDOUS OR ENVIRONMENTALLY INJURIOUS MATERIALS. THE SURVEYOR EXPRESSLY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE SAME.

ANY INFORMATION ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSION OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.

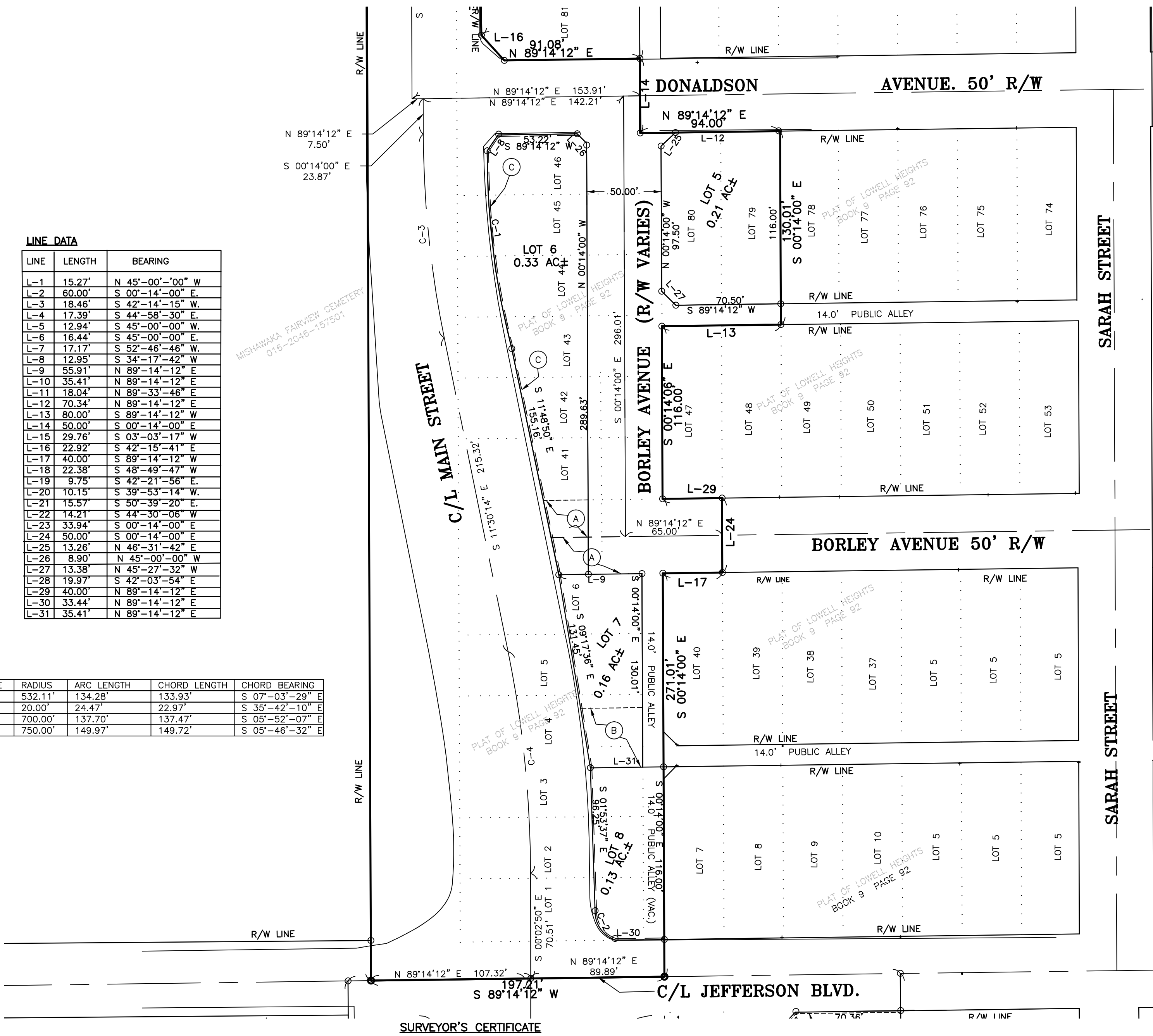
| LINE | LENGTH | BEARING |
|------|--------|-----------------|
| L-1 | 15.27' | N 45°-00'-00" W |
| L-2 | 60.00' | S 00°-14'-00" E |
| L-3 | 18.46' | S 42°-14'-15" W |
| L-4 | 17.39' | S 44°-58'-30" E |
| L-5 | 12.94' | S 45°-00'-00" W |
| L-6 | 16.44' | S 49°-00'-00" E |
| L-7 | 17.17' | S 52°-48'-48" W |
| L-8 | 12.95' | S 34°-17'-42" W |
| L-9 | 55.91' | N 89°-14'-12" E |
| L-10 | 35.41' | N 89°-14'-12" E |
| L-11 | 18.04' | N 89°-33'-48" E |
| L-12 | 70.34' | N 89°-14'-12" E |
| L-13 | 80.00' | S 89°-14'-12" W |
| L-14 | 50.00' | S 00°-14'-00" E |
| L-15 | 29.76' | S 03°-03'-17" W |
| L-16 | 22.92' | S 42°-15'-41" E |
| L-17 | 40.00' | S 89°-14'-12" W |
| L-18 | 22.38' | S 48°-49'-47" W |
| L-19 | 9.75' | S 42°-21'-56" E |
| L-20 | 10.15' | S 39°-53'-14" W |
| L-21 | 15.57' | S 50°-39'-20" E |
| L-22 | 14.21' | S 44°-30'-08" W |
| L-23 | 33.94' | S 00°-14'-00" E |
| L-24 | 50.00' | S 00°-14'-00" E |
| L-25 | 13.26' | N 46°-31'-42" E |
| L-26 | 8.90' | N 45°-00'-00" W |
| L-27 | 13.38' | N 45°-27'-32" W |
| L-28 | 19.97' | S 42°-03'-54" E |
| L-29 | 40.00' | N 89°-14'-12" E |
| L-30 | 33.44' | N 89°-14'-12" E |
| L-31 | 35.41' | N 89°-14'-12" E |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|---------|------------|--------------|-----------------|
| C-1 | 532.11' | 134.28' | 133.93' | S 07°-03'-29" E |
| C-2 | 20.00' | 24.47' | 22.97' | S 35°-42'-10" E |
| C-3 | 700.00' | 137.70' | 137.47' | S 05°-52'-07" E |
| C-4 | 750.00' | 149.97' | 149.72' | S 05°-46'-32" E |

MAIN STREET CORRIDOR FIRST SUBDIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 37 NORTH, RANGE 3 EAST, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

SEE SHEET 2



R.L. HARNER L.S. # 910032

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT UNLESS REQUIRED BY LAW."
R.L. HARNER

DEED OF DEDICATION

WE THE UNDERSIGNED OWNERS, AND OR DULY AUTHORIZED REPRESENTATIVES THEREOF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF MISHAWAKA, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS:

MAIN STREET CORRIDOR FIRST SUBDIVISION

ALL STREETS, RIGHTS-OF-WAY, ALLEYS, FUTURE ROADWAY EASEMENTS, AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED, NOW ARE HEREBY DEDICATED TO THE PUBLIC FOR THE USES DESIGNATED HEREIN. FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE RIGHT-OF-WAY LINE OF THE STREET(S), THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE AREAS OF GROUND DESIGNATED ON THIS PLAT AND MARKED AS "EASEMENTS" ARE RESERVED FOR THE USES AS DESIGNATED FOR THE USE OF THE PUBLIC UTILITIES AND INCLUDE BUT ARE NOT LIMITED TO THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, DRAINAGE FACILITIES, AND ACCESS FOR PRESENT OR FUTURE DEVELOPMENT, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID EASEMENTS OF LAND, BUT THE OWNERS OF SAID LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN THIS SUBDIVISION.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS AND OR DULY AUTHORIZED REPRESENTATIVES THEREOF, THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED. DATED THIS ____ DAY OF _____, 2014.

REDEVELOPMENT COMMISSION
CITY OF MISHAWAKA
600 E. THIRD STREET
MISHAWAKA, INDIANA 46544

M. GILBERT EBERHART, PRESIDENT
REDEVELOPMENT COMMISSION

JIM PINDEL, VICE PRESIDENT
REDEVELOPMENT COMMISSION

BILL BURACZEWSKI, SECRETARY
REDEVELOPMENT COMMISSION

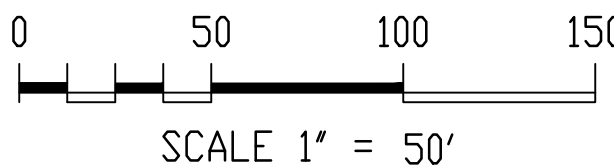
NOTARIZATION STATEMENT

STATE OF INDIANA]
COUNTY OF ST. JOSEPH]

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE NOTED PERSON(S), AND (EACH) SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS (THEIR) VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIES SEAL THIS ____ DAY OF _____, 2013.

MY COMMISSION EXPIRES JANUARY 2, 2015.

MICHAEL J. DANCH
NOTARY PUBLIC
RESIDENT OF ST. JOSEPH COUNTY

**SURVEYORS & ENGINEERS:**

DANCH, HARNER & ASSOCIATES, INC.
1643 COMMERCE DRIVE
SOUTH BEND, IN. 46628
(574) 234-4003
ATTN: MICHAEL DANCH

| DATE | DRAWN BY: | REVISIONS | | | |
|----------|--------------|-----------|-----|------------------------------|--|
| 3/21/13 | PJH | | | | |
| SCALE | CHECKED BY: | DATE | BY | | |
| 1" = 50' | MJD | 5-31-13 | PJH | Per Mishawaka comments | |
| FILE # | PROJ. MANOR: | 6-28-13 | PJH | Per Mishawaka comments | |
| 130101 | SMM | 8-13-13 | PJH | Per Mishawaka comments | |
| | | 2-6-14 | PJH | REVISED OWNERSHIP SIGNATURES | |

Danch, Harnar & Associates, Inc.
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners
Office: (574)234-4003 / (800)584-4003 • Fax: (574)234-4119
1643 Commerce Drive • South Bend, IN 46628

DHA

SHEET
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